



Director's Rule 24-86

Applicant CITY OF SEATTLE DEPARTMENT OF CONSTRUCTION AND LAND USE	Page of	Supersedes
	1 1	NA
	Publication	Effective
	April 28, 1986	June 9, 1986
Subject PRORATING COMMON AREAS FOR PARKING REQUIREMENTS	Code and Section Reference	
	Land Use Code	
	Sec. 23.54.015 SMC	
	Type of Rule	
Index LAND USE/TECHNICAL REQUIREMENTS	Code Interpretation	
	Ordinance Authority	
	Sec. 3.06.040 SMC	
	Approved	Date
<i>Holly Miller 5-21-86</i>		

Section 23.54.015(A) provides as follows:

- A. The minimum number of off-street parking spaces required for specific uses shall be set forth in Chart A, except for uses located in downtown zones, which are regulated by Section 23.49.016, and in major institution zones, which are regulated by Section 23.48.018.

RULE:

When two or more uses share a common area within a structure, such as mall space, restrooms, or a reception area, for the purposes of calculating parking requirements, the common space shall be prorated between the uses based on the percentage of gross floor area occupied by each use.

REASON:

When different uses share a common area, this area in effect enlarges the size of each use. Since parking requirements are based on size of use, prorating the common area and adding it to the gross floor area of the use accounts more closely for the demand created by the use.

Example: A doctor's office 6000 square feet in size shares a reception area with a lawyer's office of 3000 square feet. The reception area is 300 square feet in size. The doctor's office is 66 percent of the total area of 9000 square feet, while 33 percent is taken up by the lawyer's office. Therefore, for the purposes of determining parking requirements, the area of each use would be:

Doctor's office = $6000 + (300 \times .66) = 6,200$ square feet
Lawyer's office = $3000 + (300 \times .33) = 3,100$ square feet.

RH:jds
DR10/pca